

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Sentinel Real Estate Fund/Publix

Case #: 20-R-03

Date: 3/25/03

Comments:

No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Sentinel Real Estate Fund/Publix

Case #: 20-R-03

Date: 3/25/03

Comments:

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Sentinel Real Estate Fund/Publix

Case #: 20-R-03

Date: 3/25/03

Comments:

1. Fire sprinkler system required at permit.
2. Provide flow test.

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Division:	Info. Systems	Member:	Mark Pallans (GRG) 954-828-5790
Project Name:	Sentinel Real Estate Fund/Publix	Case #:	20-R-03
Date:	3/25/03		

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Sentinel Real Estate Fund/Publix

Case #: 20-R-03

Date: 3/25/03

Comments:

1. Existing trees and palms should be accurately denoted as to species and size (trunk ht. if palms, trunk caliber if trees. Trees that are considered good candidates for relocation should be relocated (if not on site, elsewhere). For trees and palms permitted to remove, equivalent replacement to be above min. site Code requirements Note: palms should only be relocated if they are in excellent condition (this will be verified prior to final signoff).
2. Don't use Laurel Oaks (a short lived species).
3. Develop a street tree scheme on the 15th Ave. side of the structure utilizing shade trees and/ or large palms that will provide scale for the 30' façade. This scheme to be consistent with the rest of the 15th Ave. frontage planting. Make sure sufficient space is provided to give the necessary clearance from the structure for the trees and palms.
4. Indicate any utilities that would affect proposed planting on the Landscape Plan (such as overhead powerlines). If there are overheads, they should be placed underground.
5. Verify any applicable residential bufferyard requirements.
6. 3" caliber shade trees to be equally divided between interior and perimeter landscape areas. Note that 3" cal. trees require a min. 15' wide landscape area. Provide the calculations for this. Also, verify that the interior vehicular use area landscape area requirement is met.
7. Signoff plans to contain the name of and be sealed by the Landscape Architect who prepared the plan.

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Division: Planning

Member: Jimmy Koeth

Project Name: Sentinel Real Estate Fund/Publix

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Comments:

1. As per ULDR Sect. 47-6.10, project subject to site plan level III review which requires Planning and Zoning Board approval with the 30 day City Commission call-up provision as a Conditional Use.
2. Discuss provision for a traffic study (i.e. trip distribution and impact on neighbors) with Engineering Rep. at the meeting. If study is required, staff and a City –retained consultant must review it. The applicant shall incur the City’s cost for these consultant services.
3. Provide text narrative indicating project’s compliance (point by point) with ULDR Sec. 47-25.2 & 3 and Sec. 47-24.3, Neighborhood Compatibility and Conditional Use, prior to item being placed on a Planning and Zoning Board agenda. Cite each point from the ULDR with applicant’s response on author’s letterhead.
4. Provide general text narrative describing proposed operations (i.e. loading hours, loading circulation, hours of operation, security, maintenance et. al.)
5. Indicate the street closure barrier on the site plan.
6. Indicate zoning designations on the site plan, line separation.
7. Provide photometrics plan for entire site. Include footcandle readings at residential property lines.
8. Discuss R-O-W requirements with Engineering Rep. and applicant at the meeting.
9. Recommend that all light poles be a maximum 14 ft. in height where located in close proximity to residential property. Indicate all lighting affixed to the building (i.e. wall packs). Also, provide detail for shields.

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10. Provide detail(s) for all walls.
11. Strongly recommend additional architectural detailing be applied to the North, East and West elevations.
12. Indicate relationship of property line, sidewalks, street-edge and landscaping with building on elevations.
13. Provide pedestrian sidewalk from Sunrise Blvd., along NE 14 Ave. to the building.
14. As per ULDR Sec. 47-25.3, Bufferyards, site plan does not appear to comply (i.e. decorative wall, setback.). Discuss with Zoning Rep. and applicant at the meeting.
15. Identify all adjacent zoning designations and adjacent building footprints and driveways on the site plan.
16. Identify closest bus stop along Federal Highway.
17. Discuss provision for 7 ft. sidewalk along Sunrise Blvd. with Engineering Rep. and applicant at the meeting. Indicate proposed sidewalk widths on the site plan.
18. Discuss provision for shade trees along NE 15 Ave. with Landscape Rep. and applicant at the meeting.
19. Discuss proposed landscaping on neighboring property (indicated on Landscape Pln.) with Landscape Rep. and applicant at the meeting.
20. Provide setbacks (dimensions) to the property lines on site plan (primary structure & walls), elevations and floor plans. Provide roof plan indicating screening of any mechanical equipment. Indicate all mechanical equipment on site plan and elevations.
21. Provide a copy of the most current recorded plat for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e.: specifically delineated lots under previous plat, verification letter from Broward Co. Planning Council, et. al.
22. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an

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- aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.
23. Recommend reconfiguring the site plan in order to reduce the impacts to residential properties for neighborhood compatibility. Recommend relocating loading zone and trash location.
 24. Strongly recommend presenting proposal to the local civic association and neighbors for public input prior to submitting for Planning and Zoning Board review.
 25. Additional comments and recommendations may be forthcoming subsequent to Planning and Zoning Board application and site plan package submittal and review by Planning and Zoning staff.
 26. Response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
 27. Additional comments may be forthcoming at DRC meeting.

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Division: Police **Member:** Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: Sentinel Real Estate Fund/Publix **Case #:** 20-R-03

Date: 3/25/03

Comments:

1. All glass should be made of impact- resistant material.
2. Landscaping should not interfere with natural surveillance of the parking lot or with the illumination from lighting fixtures.
3. Side and rear exterior doors should have a peephole that provides at least a 180 degree view outside each doorway.
4. A perimeter intrusion system that includes a glass- breaking sensor system is recommended for the business.
5. Please submit comments in writing prior to DRC sign-off.

Division:	Zoning	Member:	Terry Burgess 954-828-5913
Project Name:	Sentinel Real Estate Fund/Publix	Case #:	20-R-03
Date:	3/25/03		

1. Buildings greater than 10,000 square feet in total area, must be approved as a site plan level III pursuant to section 47-6.10 List of permitted and conditional uses, Community Business District.
2. Adequacy requirements of section 47-25.2 and Neighborhood compatibility requirements of section 47-25.3 apply to this proposed development site. Provide a narrative outlining how the proposed development site complies with the above requirements.
3. Parking spaces shall maintain 8'8" X 18' clear area pursuant to section 47-20.11. Light fixtures shall not be located in the required parking spaces.
4. Indicate all setbacks to all portions of the building, site wall and light fixtures.
5. Roof mounted equipment shall be screened from view pursuant too section 47-19.2.Z and 47-25.3 from all property lines.
6. All signage shall comply with section 47-22.
7. Site wall requires a three (3) foot setback pursuant to section 47-19.5 and requires decorative features if located within five (5) feet of the property line adjacent to a street.
8. Discuss requirements for additional right of way dedication with Engineering representative.
9. Provide sidewalk along N.E. 14th Ave. and N.E. 11th St.
10. Photometric lighting values shall extend to the residential zone property and shall not exceed a value of 0.5 foot candles at the residential property line pursuant to section 47-20.14.

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11. Discuss vacation requirements of the utility easement and street closure with applicant.
12. Additional comments may be discussed at DRC meeting.